



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

OCTOBER 6, 2005

**PRESENT:** Fruit, Kennett, Pyle

**ABSENT:** Martin

**LATE:**

**STAFF:** Senior Planner (SP) Tolentino

### REGULAR MEETING

Vice-Chair Kennett called the meeting to order at 7:03 pm.

### DECLARATION OF POSTING OF AGENDA

Senior Planner Tolentino certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Vice-Chair Kennett opened/closed the public comment period. No public comments were received.

### MINUTES:

SEPT. 15, 2005

**BOARD MEMBERS PYLE/FRUIT MOTION TO APPROVE THE MINUTES OF THE SEPTEMBER 15, 2005 MEETING. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES:** FRUIT, KENNETT, PYLE

**NOES:** NONE

**ABSTAIN:** NONE

**ABSENT:** MARTIN

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**SUBCOMMITTEE:**

1. Dunne Ave.-Dogfathers

**NO COMMENTS GIVEN BY THE BOARD**

**CONSENT ITEMS:**

1. **EXTENSION OF TIME, EOT-05-03(SR-04-16): COCHRANE-ASSISTED LIVING CENTER:**  
A request for an extension of time for a site review approval granted for a 94-unit assisted living facility on a 2.4 acre site located within the De Paul Medical Center PUD on the south side of Cochrane Rd., west of Mission View Dr. (APN 728-031-006)

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE RESOLUTION NO. 05-025 AS SUBMITTED. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: FRUIT, KENNETT, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: MARTIN**

**NEW BUSINESS:**

1. **SITE REVIEW APPLICATION SR 05-16: DUNNE AVE.-DOGFATHERS:** A request for architectural and site review approval for a 100 sq. ft. mobile food facility to be located at the entrance of the Home Depot store located at 860 E. Dunne Ave.

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE RESOLUTION NO. 05-026 WITH THE FOLLOWING MODIFICATIONS:**

1. Color of the awnings shall be the same as the darker paint sample submitted to the Board.
2. Staff shall review and approve the final landscape plan.

**THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: FRUIT, KENNETT, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: MARTIN**

2. **SITE REVIEW AMENDMENT, SRA-01-14: MALAGUERRA-ZIENCAN/MANCIAS:** A request to amend the approved site, landscape and architectural plans for Lot 13 (0.45 acres) of the 15-unit Coyote Creek Estates project. The project site is zoned R-1(20,000)/RPD and is located on Kickapoo Ct, west of Malaguerra Ave. (APN 728-45-037)

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO CONTINUE ITEM TO THE OCTOBER 20 ARB MEETING.**

**THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: FRUIT, KENNETT, PYLE**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: MARTIN**

3. **ZONING AMENDMENT, ZA-04-12/SITE REVIEW, SR-05-12: COCHRANE - DINAPOLI /BROWMAN:** A request for approval of a planned unit development and site, landscape and architectural plans for a 657,250-sf sub-regional commercial shopping center. The project site is 66.49 acres and is located at the northeast quadrant of Cochrane Rd and Hwy 101 in a Planned Unit Development/Highway Commercial (PUD/HC) Zoning District. (APNs 728-37-001, -002, -004, -005 & -007)

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE RESOLUTION NO. 05-028 WITH THE FOLLOWING MODIFICATIONS:**

1. Modify Condition XXIII.3 to allow end planters to be rounded at the corners (to the extent allowable by Code) in order to improve on-site circulation.
2. Delete Condition XXIII.5 regarding parking lot loading zones, as the applicant has agreed to eliminate these loading zones from the parking lot.
3. Delete Condition XXIII.8 regarding relocation of cart corrals.
4. Modify Condition XXIII.10 to allow appropriate signage and 'keep clear' striping for loading zones at the rear side of buildings.
5. Delete Condition XXIII.13 regarding pole heights.
6. Modify Condition XXIII.16 to prohibit visibility of roof-mounted equipment from Cochrane and Mission View.
7. Modify Condition XXIII.17 to require the applicant to provide additional information regarding the proposed commercial advertisement displays (e.g., content, size, placement, graphic size, etc.). The Board will review the proposed signs as part of the uniform sign program application.
8. Modify Condition XXIII.18 to provide some form of architectural element on the freeway elevation (left side) of the Target building, similar to the front elevation.
9. Delete Condition XXIII.19 regarding the addition of vertical and horizontal relief at the west end of the rear Target elevation.
10. Modify Condition XXIII.21 to specify the requirement to finish back sides of parapet walls is applicable only where visible.
11. Modify Condition XXIII.23 to specify color and material details for the cart corrals shall be provided prior to issuance of building permit.
12. Modify Condition XXIII.1 to require ARB Subcommittee review and approval of the final building elevations for the six buildings reviewed by the Board at the Oct. 6 meeting. All other buildings will require separate application and review/approval by the full Board. An ARB Subcommittee shall also review/approve final landscape plans for the center.
13. Add Condition XXIII.35 to require the 10 existing palm trees to be relocated on-site to the extent it is physically feasible.
14. Delete Condition XXIII.24 requiring a tighter spacing of trees.
15. Modify Condition XXIII.26 to allow either the Sweetgum or the Fraxinus undei "Majestic Beauty" as the Cochrane Road street tree. If the Sweetgum is selected, provide additional trees to allow for a tighter spacing of trees.
16. Modify Condition XXIII.27 to require variation/undulation in the berms.

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**THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: FRUIT, KENNETT, PYLE**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: MARTIN**

**ANNOUNCEMENTS:** None.

**ADJOURNMENT:** Vice-Chair Kennett adjourned the meeting at 10:30 pm.

**MINUTES PREPARED BY:**

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**REBECCA TOLENTINO**

**Meeting Coordinator**

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